

Silver King Marketplace, Suite 202

440 North Main Street, Florence, AZ 85132



The Silver King Marketplace is a Town-owned property used as a business incubator. Lease rates are discounted to attract new business to Downtown Florence. Built in the late 1890s, the Silver King Marketplace served as the Silver King Hotel and was the social focus of Florence for many years. After an extensive renovation in 2009, this building was split into four retail suites to accommodate modern business operations and provide tenants with a unique, historic space to build their business.

Over the next year, planned improvements to the Silver King Marketplace include the creation of an onsite social gathering area known as Padilla Park. This space will provide a patio area for dining and socializing, a splash pad feature, and a special event area that will attract customers to businesses in the Silver King Marketplace.

Assistance with tenant improvements may be available dependent upon the lease term and estimated costs.

General Information

Closest Intersection: Main Street and Ruggles Street

Highway Access: SR-79: .5 miles; Hunt Highway: 2 miles; SR-287: 1.2 miles

Zoning: Downtown Commercial (DC)

Parking: On-street

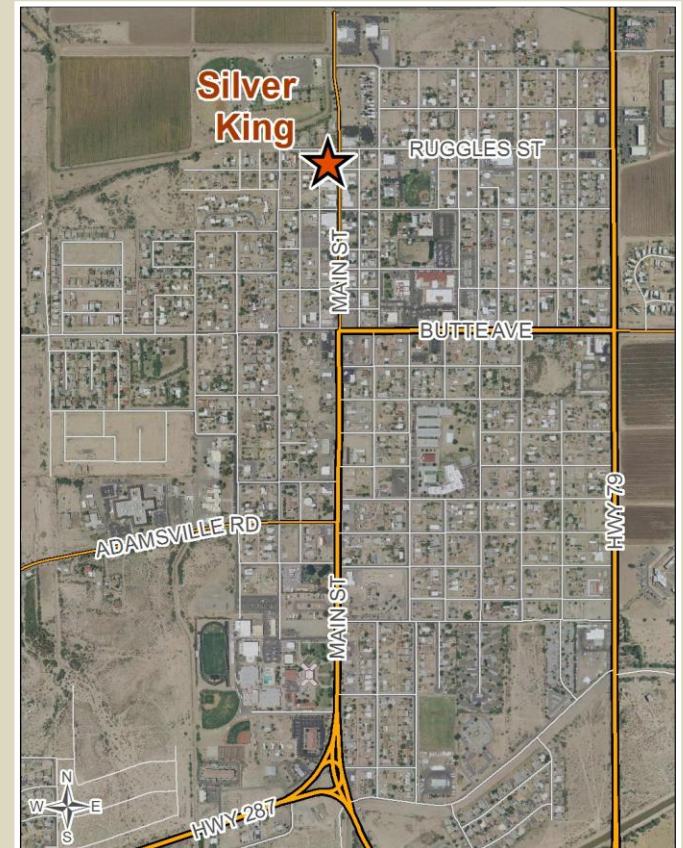
Demographics: 168,136 population/\$60,675 Household Income (20-mile radius)

Traffic Count: 18,000 (SR-287 & Main)/ 12,500 (SR-79 & Butte)

Current Tenants

Florence Fudge Company (NAICS 722513)

Silver King Hair Co. (NAICS 812199)



FLORENCE, AZ
ECONOMIC DEVELOPMENT

Jennifer Evans, Interim Economic Development Coordinator

T (520)868-7549 F (520)868-7546

Jennifer.evans@florenceaz.gov

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Suite 202 is located on the second floor of the Silver King Marketplace and is the second largest suite with 1,422 square feet. The suite has two main entry/exit points, one from the second floor lobby and elevator, the other is an exterior door with stairs to the ground. The suite features four additional doors that provide access to the balcony. This is a prime location in historic Downtown Florence where you are only blocks away from multiple Pinal County offices; across the street from McFarland State Historic Park and U.S. Post Office; and in close proximity to residential properties.

There are 168,000 people within 20 miles of the Silver King Marketplace. In addition, there are approximately 6,000 commuters who come to Florence each workday.

All parties interested in leasing space within the Silver King Marketplace must provide the following documents for consideration:

- Submission of a full business plan including financials.
- List of all tenant improvements to be made.
- Desired lease rate and terms.

The first review of submissions will take place on **Friday, January 31, 2014**. All submissions will be reviewed by Town of Florence staff and final approval of a lease will be granted by the Town Council.



Amenities

- Wood floors
- Direct access to outdoor balcony
- Two sky lights
- Exposed beam ceiling
- Exposed brick walls

Silver King Marketplace - Suite 202

Space Available: 1,422 SF

Rental Rate: Negotiable

Lease Terms: Negotiable

Dimensions: L 47' 4" x W 30'

Tenant Improvements: TBD by Business and Lease Term

Space Type: Main Street Corridor

Lease Type: Incubator/5-Year to Market Rate



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